

CITY OF WEST DES MOINES

COUNCIL AGENDA

date: June 15, 2020

time: 5:30 P.M.

MAYOR STEVEN K. GAER
COUNCILMEMBER AT LARGE RENEE HARDMAN
COUNCILMEMBER AT LARGE MATTHEW MCKINNEY
COUNCILMEMBER 1ST WARD KEVIN L. TREVILLYAN
COUNCILMEMBER 2ND WARD GREG HUDSON
COUNCILMEMBER 3RD WARD RUSS TRIMBLE

CITY MANAGER.....TOM HADDEN
CITY ATTORNEY.....RICHARD SCIESZINSKI
CITY CLERK.....RYAN JACOBSON

Due to the State Public Health Emergency Declaration regarding COVID-19, this meeting will offer two options for public participation. Members of the public wishing to attend the meeting in person may do so in the Council Chambers at West Des Moines City Hall, where seats will be arranged to allow for social distancing. Members of the public wishing to participate telephonically, may do so by calling: 515-207-8241, Enter Conference ID: 979 728 772#

1. **Call to Order/Pledge of Allegiance/Roll Call/Approval of Agenda**
2. **Citizen Forum** (Pursuant to City Council Procedural Rules citizen remarks are limited to five minutes under this agenda category - if additional time is desired the Mayor/Council may allow continuation as part of the Other Matters portion of the agenda)
3. **Mayor/Council/Manager Report/Other Entities Update**
4. **Consent Agenda**
 - a. Motion - Approval of Minutes of June 1, 2020 Meeting
 - b. Motion - Approval of Bill Lists
 - c. Motion - Approval of Liquor Licenses:
 1. Casey's Marketing Company, d/b/a Casey's General Store #2824, 6630 Mills Civic Parkway - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
 2. Casey's Marketing Company, d/b/a Casey's General Store #2923, 1850 22nd Street - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
 3. Casey's Marketing Company d/b/a Casey's General Store #3098, 105 Grand Avenue - Class LE Liquor License with Carryout Beer, Native Wine, and Sunday Sales - Renewal
 4. The Cheesecake Factory Restaurants, Inc., d/b/a The Cheesecake Factory, 101 Jordan Creek Parkway #12550 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal

5. Decades, LLC d/b/a Decades, 1208 Grand Avenue - Class LC Liquor License with Sunday Sales and Catering Privileges - Renewal
 6. Foundry Distilling Company, LLC d/b/a Foundry Distilling Company, 111 South 11th Street - Class C Native Wine Permit with Sunday Sales - Renewal
 7. P2C2 Investments, LLC d/b/a Global Brew Tap House and Lounge, 9500 University Avenue, Suite 1118 - Class BW Permit with Sunday Sales and Outdoor Service - Renewal
 8. Hy-Vee, Inc., d/b/a Hy-Vee Gas #3, 7280 University Avenue - Class LE Liquor License with Carryout Beer, Carryout Wine and Sunday Sales - New
 9. Jordan Creek Lodging, LLC, d/b/a Hyatt Place at Jordan Creek, 295 South 64th Street - Class LB Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
 10. Pragathi International, LLC d/b/a Persis Indian Grill, 6925 Mills Civic Parkway, Suite 142 - Class BW Permit with Native Wine and Sunday Sales - Renewal
 11. Smash Park Des Moines, LLC d/b/a Smash Park, 6625 Coachlight Drive - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 12. Target Corporation d/b/a Target Store T-1901, 5405 Mills Civic Parkway - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
 13. Hy-Vee, Inc. d/b/a Wahlburgers, 7105 Mills Civic Parkway, Suite 160 - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
 14. Wal-Mart Stores, Inc. d/b/a Wal-Mart Supercenter #3762, 6365 Stagecoach Drive - Class LE Liquor License with Carryout Beer, Carryout Wine and Sunday Sales - Renewal
- d. Motion - Approval of Cigarette/Tobacco Permits
 - e. Motion - Approval of Special Event Lane Closure - Flatland Cup Triathlon, July 12, 2020
 - f. Motion - Approval of Professional Services Agreement with Delati ITS, LLC
 - g. Motion - Approval of Purchase of Storage Tanks for Public Services Facility
 - h. Motion - Approval to Purchase Software and Hardware - Traffic Signal System Update
 - i. Motion - Approval of Amendment to Professional Services Agreements - Veterans Parkway Enhancements
 - j. Motion - Approval of Change Order #1 - MidAmerican Energy RecPlex Ice Refrigeration
 - k. Resolution - Approval of 2020-21 FY Non-Union Pay Plan
 - l. Resolution - Approval and/or Ratification of Fees and Charges Effective July 1, 2020
 - m. Resolution - Approval of Special Assessments - Nuisance Abatements
 - n. Resolution - Establish Public Hearings:
 1. Not to Exceed \$3,900,000 General Obligation Capital Loan Notes, Series 2020A

- 2. Not to Exceed \$1,000,000 General Obligation Urban Renewal Bonds, Series 2020B
- 3. Not to Exceed \$42,800,000 General Obligation Urban Renewal Capital Loan Notes, Taxable Series 2020C
- o. Resolution - Approval of Reimbursement - Various Capital Project Funds
- p. Resolution - Order Construction:
 - 1. Fiber Conduit Inter-Connect (Light Purple Route)
 - 2. Veterans Parkway Enhancements, Phase 1 - Gateway and Median Features
- q. Resolution - Award Contract - American Legion Park Skatepark Facility
- r. Resolution - Accept Work - Holiday Park Signage and Ancillary Improvements
- s. Resolution - Approval of Professional Services Agreement - SE 1st Street and SE Willow Creek Drive Watermain
- t. Resolution - Establish Public Hearing Regarding the Final Design, Site Selection and Consideration of Acquiring Agricultural Property - South Service Area Segment 4 and 10 Sewers
- u. Resolution - Approval of Waiver of City Code Requirement for Sanitary Sewer Service Connection - 905 South 60th Street
- v. Resolution - Approval of Agreements Regarding the Economic Development Digital Enterprise Urban Renewal Area:
 - 1. Madison County
 - 2. Warren County
- w. Resolution - Approval of 28E Agreement - Youth Justice Initiative
- x. Resolution - Approval and Acceptance of Conveyance of Property Interests:
 - 1. Raccoon River Greenway Project
 - 2. Pine Avenue Improvements, SE Soteria Avenue to End of Paving
- y. Resolution - Approval and Acceptance of Purchase Agreements and Conveyance of Property Interests - Grand Avenue Reconstruction, 1st Street to 4th Street

5. Old Business

- a. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 3 (Four-Way Stop Intersections) - SW Grand Prairie Parkway and Veterans Parkway - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- b. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 5 (No Parking Zones) - Scenic Valley Drive, Grand Avenue to 360 feet north of Grand Avenue (west side) - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

- c. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 5 (No Parking Zones) - 84th Street, EP True Parkway to Ashworth Road (west side) and 84th Street, Aspen Drive to 290 feet south of Ashworth Road (east side) - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

6. Public Hearings (5:35 p.m.)

- a. Banks Landing, northwest corner of 88th Street and Booneville Road - Amend the Comprehensive Plan Land Use Map to Change approx. 12.5 acres of Neighborhood Commercial to Single Family and Medium Density Residential Land Use and Amend the Tallyn's Reach Planned Unit Development (PUD) to Change Parcel I from Neighborhood Commercial to Parcel J (Residential Single Family) and Parcel G (Medium Density Residential) and Establish Regulations to Accommodate Development of 52 Rowhouses and 21 Single Family Homes - Clark Family Investors (Continued from May 18, 2020 and June 1, 2020)
 - 1. Resolution - Approval of Comprehensive Plan Amendment
 - 2. Ordinance - Approval of First Reading
- b. Village on Jordan Creek, southwest corner of Jordan Creek Parkway and Ashworth Road - Amend the Comprehensive Plan Land Use Map to Designate Office Land Use and Establish the Village on Jordan Creek Planned Unit Development (PUD) - Czech Mate, LLC
 - 1. Resolution - Approval of Comprehensive Plan Amendment
 - 2. Ordinance - Approval of First Reading
- c. Mills Landing, southeast corner of South 60th Street and Mills Civic Parkway - Approve a Comprehensive Plan Land Use Map Amendment, an Amendment to the Area Development Plan, and Establish the Zone Change Specific Plan for the Intended Development - Shree Ram Development, LLC
 - 1. Resolution - Approval of Comprehensive Plan Amendment
 - 2. Resolution - Approval of Area Development Plan Amendment
 - 3. Ordinance - Approval of First Reading
- d. Linnwill Hy-Vee, 210, 220 and 300 Grand Avenue - Amend the Comprehensive Plan Land Use Map from Light Industrial to Community Commercial and Establish the Linnwill Hy-Vee Planned Unit Development (PUD) - Hurd Indianola, LLC
 - 1. Resolution - Approval of Comprehensive Plan Amendment
 - 2. Ordinance - Approval of First Reading
- e. Vacation of a Portion of SE Maffitt Lake Road Right of Way - City Initiated
 - 1. Ordinance - Approval of First Reading
 - 2. Resolution - Approval of Termination of Public Roadway Easement and Conveyance of a Portion of Vacated SE Maffitt Lake Road

- f. Conveyance of Property to West Lakes Properties, L.C. - Portion of Former SE Maffitt Lake Road Right of Way - City Initiated
 - 1. Resolution - Approval of Conveyance of Property
- g. Conveyance of Property to EBS Retail Iowa, LLC d/b/a Erik's Bike Shop - Approximately 0.88 Acres Located at the Southwest Corner of 1st Street and Ashworth Road - City Initiated
 - 1. Resolution - Approval of Conveyance of Property
- h. Amendment #8 to Amended and Restated Mills Parkway Urban Renewal Area (Subdistrict 8) - City Initiated
 - 1. Motion - Continue Public Hearing to July 20, 2020
- i. Ponderosa Urban Renewal Area - City Initiated
 - 1. Motion - Continue Public Hearing to July 20, 2020
- j. Northeast Basin Storm Sewer Improvements, Connections to 4th Street and Ashworth Road - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract

7. New Business

- a. Mills Landing Plat 1, southeast corner of Mills Civic Parkway and South 60th Street - Subdivide Property into Three Lots for Commercial Development, One Lot for High Density Residential Development, and One Lot for Storm Water Detention - Shree Ram Development, LLC
 - 1. Resolution - Approval of Preliminary Plat and Approval and Acceptance of Off-Site Sanitary Sewer Easements
- b. Linnwill Hy-Vee Fast & Fresh Preliminary Plat, 210, 220 and 300 Grand Avenue - Subdivide Property into One Lot for Commercial Development and One Street Lot - Hurd Indianola, LLC and Delavan, Inc.
 - 1. Resolution - Approval of Preliminary Plat
- c. Browns Woods Hollow, west side of Veterans Parkway south of SE Browns Woods Drive - Subdivide Property into 43 Single Family Lots, One Outlot for Park Use, Two Outlots for Detention, and Four Public Street Lots - Browns Woods, LLC
 - 1. Resolution - Approval of Revised Preliminary Plat
- d. Junction House, 329 5th Street - Approval of Site Plan to Allow Construction of a 15,600 sq. ft. Three-Story Mixed Use Building - Junction House 329, LLC
 - 1. Resolution - Approval of Site Plan
- e. Mayor's Pledge from the Obama Foundation - City Initiated
 - 1. Motion - Approval of Mayor's Pledge

8. Receive, File and/or Refer

9. Other Matters

a. Legislative Updates

The City of West Des Moines is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required please contact the Clerk's office at least 48 hours in advance, at 222-3600 to have accommodations provided.